



**CITY OF MESA**  
*Great People, Quality Service!*

## ZONING ORDINANCE

## CITY OF MESA PLANNING DEPARTMENT

## SUMMARY OF SETBACK STANDARDS

**1. Streets: Building/parking and landscaping setbacks along the public streets shall be measured from the future right-of-way as follows:**

Street categories	Minimum setback from future right-of-way
Arterial (110 – 130 feet R.O.W.)	30 feet
Major collector (90 – 110 feet R.O.W.), Midsection Collector (80 – 90 feet R.O.W.)	25 feet
Collector/Industrial/Commercial (60 – 80 feet R.O.W.)	20 feet
Local (50 feet R.O.W.)	20 feet
Freeways	30 feet (building) 15 feet (parking & parking structures) 15 feet of landscape

**2. Street Corner Setbacks: Setbacks listed below apply to buildings, parking areas, driveways, and landscaping.**

Intersections	Corner setbacks shall follow an arc starting at street setbacks as defined below
Arterial (110 – 130 feet R.O.W) with Arterial	Minimum 100 feet radius
Arterial with Major/Midsection Collector	Minimum 75 feet radius
Arterial with Collector/Industrial/Commercial	Minimum 50 feet radius
Major/Midsection Collector (90-110 feet R.O.W.) with Major/Midsection Collector	Minimum 75 feet radius
Major/Midsection Collector with Collector/Industrial/Commercial	Minimum 50 feet radius
Collector/Industrial/Commercial (60-80 feet R.O.W.) with Collector/Industrial/Commercial	Minimum 50 feet radius

### SUMMARY OF PERMITTED USES

The City of Mesa is divided into several zoning districts in an effort to encourage and guide growth and development within the City. All uses permitted in each of these zones are specifically listed in the Zoning Ordinance. The following uses are typical of those allowed in each zone.

**O-S Office-Service District:** small-scale offices, professional, administrative, medical, dental, churches, studios, indoor reception centers, day care

**C-1 Neighborhood Commercial District:** Large-scale office complexes, small indoor retail centers, restaurants, fraternal organizations, hospitals

**C-2 Limited Commercial District:** All C-1 uses, Shopping centers, Group commercial developments, restaurants, mortuaries, hotels, motels, general auto repair

**C-3 General Commercial District:** All C-1 and C-2 uses, limited outdoor display, limited indoor storage, animal boarding, machine shops, light fabrication

**M-1 Limited Industrial District:** Outdoor storage, outdoor display, all uses in O-S, C-1, C-2, and C-3, animal hospitals, heavy equipment repair, sales, rentals

**M-2 General Industrial District:** Extractive industries, construction yards, crematories, all preceding commercial and industrial uses, outdoor storage/display

**PEP Planned Employment Park District:** Research, development, and manufacturing business, technical service businesses, regional, national corporate office

**R-2, R-3 Multi-Residence District:** Single and multiple residences, boarding house, bed and breakfast establishment, church, public or parochial school

**R-4 Multi-Residence District:** Single and multiple residence, boarding house, bed and breakfast establishment, Fraternal organization, Manufactured home park, RV park



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MULTI-RESIDENCE/COMMERCIAL**

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**SUMMARY OF  
SETBACK STANDARDS**

**3. Adjacent Property Line Setbacks:**

Building setbacks From adjacent property lines  (Zoning District)	Adjacent Land Uses		
	Single Residence (R1-6 thru R1-90)	Multi Residence (R-2, R-3, R-4)	All other non residential uses: (AG, C-1, C-2, C-3, O-S, M-1, M-2, PEP, PF)
Multi Residence (R-2, R-3 & R-4) buildings on sites five (5) acres or more	Single story – 25 feet Two story – 75 feet Three story – 100 feet Min. Landscaping – 25 feet	Single story – 20 feet Two or more stories – 15 feet per story Min. landscaping – 15 feet	Single story – 15 feet Two or more stories – 15 feet per story Min. landscaping – 15 feet
Multi Residence (R-2, R-3 & R-4) buildings on sites smaller than five (5) acres with maximum two story	Single story – 20 feet Two story – 50 feet Min. landscaping – 20 feet		
Office (O-S & PEP) buildings	Single story – 25 feet Two story – 75 feet Three story – 100 feet Min. landscaping – 25 feet		
Office (O-S & PEP) buildings in sites smaller than 2.5 acres	Single story – 20 feet Two story – 50 feet Min. landscaping – 20		
Retail (C-1, C-2 & C-3) buildings including Churches and Schools (public/charter)	Buildings – 25 feet Service area – 50 feet Min. landscaping – 25 feet		
Retail (C-1, C-2 & C-3) buildings including churches and schools (public/charter) on sites less than 2.5 acres	Buildings – 20 feet Service area – 50 feet Min. landscaping – 20 feet		
Public facility (PF) buildings	Buildings – 25 feet Service area – 50 feet Min. landscaping – 25 feet		
Public facility (PF) buildings on sites less than 2.5 acres	Buildings – 20 feet Service area – 50 feet Min. landscaping – 20 feet		
Buildings in Park, Golf course, Open space	Buildings – 75 feet Service area – 50 feet Min. landscaping – 25 feet	Single story – 30 feet Two or more stories – 15 feet per story Min. landscaping – 15 feet	
Industrial (M-1, M-2 & M-3) buildings	Buildings – 75 feet Service area – 50 feet Min. landscaping – 25 feet		

**Notes:**

1. Overlay zones allow for dimensional variations as specified in Chapter 10
2. Additional setbacks may be required to mitigate any potential impact by the proposed development on its surroundings through site plan review process.
3. Service area: Loading dock (raised, depressed, or hydraulic), overhead door, trash compactor, truck parking or similar elements. Required setback from adjacent single residence is measured from the truck/service vehicle parking area (paint striped) to the adjacent property lines.
4. Screening wall and plant material requirements for the mentioned landscape yards are specified in Section 11-15-3 (A) 2.
5. Like uses with outdoor storage area screened from public do not have to provide minimum required landscape yard width inside the screened area.
6. Provide setback for outdoor stored material at the ration of 1:1 from property line equal to total height of material for the storage above required screen wall (maximum 8 feet).

**Visit [www.ci.mesa.az.us/planning](http://www.ci.mesa.az.us/planning) for complete Zoning Ordinance information.**

